

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	80
Interior Floor	03	CONC FINSH	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		29	100
Frame	03	MASONRY	100
Story Height		20	100
RMS		12	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	800	100	800
BAS	800	100	800
BAS	2,400	100	2,400
BAS	4,370	100	4,370
CAN	30	30	9
CAN	152	30	46
PTO	400	5	20
TOTALS	8,952		8,445
			1,080,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 NBHD SHOP - 0%			- 2024								
Heated Area: 8370						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		2,589,408	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,589,408	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,589,408	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,589,408	
TOTAL JUST VALUE		2,589,408	
NCON VALUE		0	
INCOME VALUE		2,589,408	
PREVIOUS YEAR MKT VALUE		1,836,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000126	REPAIR/RRF	165,000	01/06/2023
18004929	BUILD OUT	118,586	07/03/2018
17010090	BUILD OUT-LAGNIAP	680,490	11/14/2017
17003192	BUILD OUT-SUITE 4	129,528	06/05/2017
17003177	BUILD OUT-SUITE 1	238,890	04/12/2017
17001134	BLD OUT-EDWARD JO	46,155	02/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2666/246	9/11/2023	SW Q	Q	I	01	3,200,000
GRANTOR: CAMBRIDGE SOUTH III L						
GRANTEE: JHH AMELIA MARKET L						
2000/1609	9/01/2015	SW Q	Q	V	01	470,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: CAMBRIDGE SOUTH III						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	20,859.00	SF	2.00	2.00	100
2	0402	CONC BUMPE	0	0	0	0	61.00	UT	25.00	25.00	100
3	0400	CONC CURB	0	0	0	0	58.00	LF	15.00	15.00	100
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100
6	0855	CONC PAVER	0	0	0	0	2,429.00	SF	10.00	10.00	100
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100
10	0855	CONC PAVER	0	0	0	0	729.00	SF	10.00	10.00	100

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0		CG	0.00	0.00	58,598.00	SF		1.00	1.00	1.00	14.00	14.00	820,372							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																				VALUATION BY DIRECT_CAP Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 2,589,408 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 2,589,408 SOH/AGL Deduction 0 ASSESSED VALUE 2,589,408 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,589,408 TOTAL JUST VALUE 2,589,408 NCON VALUE 0 INCOME VALUE 2,589,408 PREVIOUS YEAR MKT VALUE 1,836,349																	
DOR CODE		1600 COMMUNITY SHOPPING																				PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM																						B1632776				NEW CONSTR				866,460				08/01/2016			
NEIGHBORHOOD/LOC		3016.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
																				SALES DATA																	
OFF RECORD Number		DATE		TYPE INST	Q / V	I / I	RSN CD	SALE PRICE																													
2666/246		9/11/2023		SW Q	Q	I	01	3,200,000																													
GRANTOR: CAMBRIDGE SOUTH III L																																					
GRANTEE: JHH AMELIA MARKET L																																					
2000/1609		9/01/2015		SW Q	Q	V	01	470,000																													
GRANTOR: SOUTHEASTERN BANK																																					
GRANTEE: CAMBRIDGE SOUTH III																																					
BUILDING NOTES																																					
BUILDING DIMENSIONS																																					
EXTRA FEATURES										BLD DATE 09/28/2018 KK XF DATE 09/28/2018 KK INC DATE LGL DATE LAND DATE 09/28/2018 KK AG DATE																											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																					
11	0855	CONC PAVER	0	0	0	8,736.00	SF	10.00	10.00	100	2017	2017	3	97	84,739																						
12	0649	LIGHTS-GD	0	0	0	11.00	SF	337.50	337.50	100	2017	2017	3	78	2,896																						
13	0462	ST/AL FNC	0	0	247	4	988.00	SF	10.00	100	2017	2017	3	84	8,299																						
14	0097	AWNING CN	0	0	0	101.00	SF	65.00	65.00	100	2017	2017	3	84	5,515																						
15	0142	BAR TOP A	0	0	0	34.00	LF	165.00	165.00	100	2018	2018	3	82	4,600																						
16	0381	COOLER	0	0	8	7	56.00	SF	82.50	100	2018	2018	3	93	4,297																						
17	0383	FREEZER	0	0	5	7	35.00	SF	105.00	100	2018	2018	3	93	3,418																						
18	0381	COOLER	0	0	6	6	36.00	SF	82.50	100	2018	2018	3	93	2,762																						
19	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2018	2018	3	82	328																						
20	0446	BOX FNC 6'	0	0	0	75.00	LF	20.00	20.00	100	2018	2018	3	82	1,230																						
LAND DESCRIPTION										TOTAL OB/XF										118,084																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																					